## CIP Contingency Request: La Alma Pool Rehabilitation Capital Planning and Programming, DOF May 10, 2022



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### **Bill Request**

Council Bill 22-0519.;

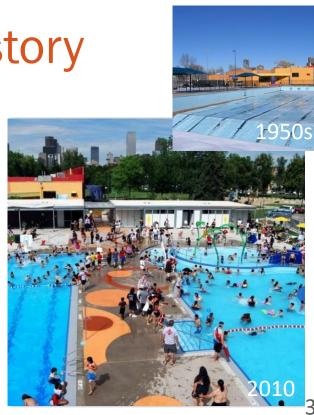
Requests the appropriation of \$2,000,000 from Capital Improvement Fund contingency to address unanticipated capital improvement needs at La Alma pool.



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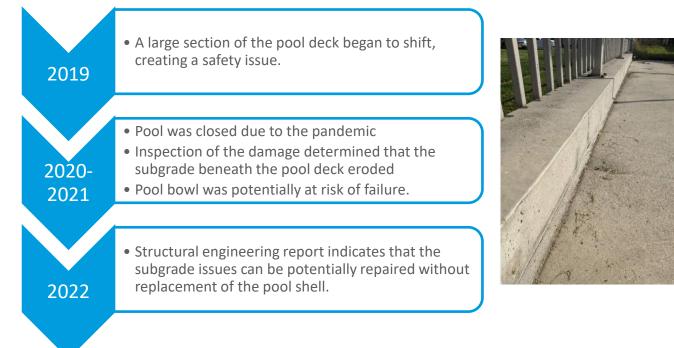
## La Alma Outdoor Pool - History

- Original pool was built in 1910s, again in 1950s.
- New, modern outdoor pool and pool house was reconstructed in 2010
  - Included new showers, water closets, changing spaces, family changing rooms, office and control station, mechanical room, and chemical storage.
  - Total Cost of \$3.7M (Better Denver Bond)
  - Delivery Method: Hard Bid
  - Council District 3





#### La Alma Outdoor Pool - Issue







## La Alma Outdoor Pool - Action

- Activate \$2M of annual Capital Improvement Program contingency
  - Warranty period complete
- Provides funding for design services and anticipated costs of repair and rehabilitation
- Enables design and construction services to be procured quickly in hopes of re-opening for the 2023 outdoor aquatics season





## Justification for CIP Contingency

Per Capital Improvement Programs Policy, justifications for use of contingency include:

- 1. An unanticipated serious health and/or safety hazard;
- 2. An unanticipated repair immediately necessary to maintain the integrity of the asset;
- 3. Changed conditions such as laws, regulations, or standards that require additional project elements;
- 4. Additional capital improvement or maintenance investments that might otherwise be more expensive to design or construct in the future or may provide operational savings;
- 5. New/additional non-City matching funds available to support additional scope, and funds that might otherwise be lost;
- 6. Extraordinarily high bids and a scope of work that cannot be reduced;

#### **CIP Contingency Balances**

Source	Amount
2021 Unused Contingency (rollover)	\$ 2,675,000
2022 Existing Contingency	\$ 5,525,000
Available CIP Continency	\$ 8,200,000
La Alma Pool	\$ (2,000,000)
Remaining Contingency for 2022	\$ 6,200,000



## **Reducing Future Risk**

Continued improvement and maturity in the City's project delivery construction and oversight procedures, regardless of funding source

- Establishment of Additional Procurement Practices
  - Procurement Committee Governing Body
  - Policies & Procedures for Project Management Guidance
  - Project Management Training
  - Additional Project Inspectors/resources
- Risk Management
  - Risk workshops at project initiation
  - Risk registers utilized on all high-value projects
  - Ongoing risk management training
- Updated Contract Language (CAO)
- Document Control Enhancements
  - File management
  - Reporting & Data Tracking
  - QA/QC Document Review & Coordination



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# Questions?



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